

Westfield-Washington Advisory Plan Commission held a meeting on Monday, September 3, 2013 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Daniel Degnan, Steve Hoover, Robert Horkay, Ken Kingshill, Chuck Lehman, Bill Sanders, Robert Spraeztz, and Danielle Tolan.

City Staff Present: Kevin Todd, Senior Planner, Jesse Pohlman, Senior Planner; Nicki Finelli, City Attorney

Approval of Minutes:

Motion: To approve the minutes for the August 5, 2013 APC meeting as presented.

Motion: Horkay: Second: Spraeztz: Vote: Passed by voice vote.

Todd reviewed APC Rules & Procedures.

Case No. 1309-DP-11 & 1309-SIT-07 (Public Hearing)
Bagger Dave's Burger Tavern
2740 E 146th Street
Diversified Restaurant Holdings, Inc. requests Development Plan and Site Plan review for a new restaurant on a 0.84 acre+/- outlot within the Cool Creek Village Shopping Center; zoned SB-PD.

Todd presented a brief overview of 1309-DP-11 & 1309-SIT-07.

Public Hearing opened at 7:12 PM.

Cindy Spoljaric expressed concern about site access to this shopping center. She asked how trips are being generated and further asked if this is something that needs to be considered for this project.

Public Hearing closed at 7:14 PM.

Degnan also expressed concern with vehicular access and internal circulation within the center. He also expressed concern that there might not be enough parking for a new restaurant at this site.

Hoover asked if there was a way to reconfigure the entrance drive to the center so that it created a T-intersection. He suggested that the City Engineer look at that possibility.

Todd stated that there are some site constraints, but that staff would look into these items.

Case No. 1309-CPA-02 (Public Hearing)
Description Thoroughfare Plan Amendment 2013
The City of Westfield requests approval of an amendment to the Westfield Thoroughfare Plan, a part of the Westfield-Washington Township Comprehensive Plan.

Pohlman presented an overview of the proposed amendment to the Thoroughfare Plan. He stated that there are three (3) aspects of the proposal: 1) changes to the thoroughfare map regarding reclassification of road segments and realignment's identified; 2) redefining and updating the Alternative Transportation Plan; and 3) establishing the Cycle Corridors Map. Pohlman stated two sets of written comments were received from the public and copies have been provided to the Plan Commission.

Sanders stated the amendment's narrative should consider continuing mobility (i.e., no median restrictions) of existing property owners and not just the community at-large.

There was general discussion among the Advisory Plan Commission regarding the procedure for reviewing the Thoroughfare Plan Amendment.

Public Hearing started at 7:45 PM.

Cindy Spoljaric stated that she sent an email that outlined her concerns. She suggested that this item should go to a sub-committee for further review and discussion. She stated that the Complete Streets needs more definition in its design and should identify where they are going to be located. She also asked if it is appropriate for 161st Street to be a primary arterial (especially between Carey Road and Gray Road). She asked how people are going to get to and from Grand Park and Grand Junction.

Public Hearing closed at 7:49 PM.

Horkay stated that Complete Streets will take different forms across Westfield, and further noted that we are not going to be able to come up with all of those options now. He said that further planning and discussion regarding Complete Streets can occur outside of this process, but that the process for this amendment should not be slowed down. He added that this amendment should be forwarded as presented.

Hoover stated he agreed with Horkay. He added we can't get a Complete Streets definition for all areas because we don't know how everything is going to develop yet. He explained the Complete Streets Policy simply provides that we consider Complete Streets as future projects come forward.

Degnan stated we can do a better job of engaging the public in this discussion. He stated he believes this amendment should follow the public involvement process that the Comprehensive Plan went through.

Lehman asked what the normal process is for an amendment.

Pohlman responded that following this public hearing, that the APC could provide a recommendation at its next meeting, and the City Council would then review the amendment for adoption consideration.

Hoover stated Sander's concerns should be addressed in the amendment by adding a policy statement that the impact of the addendum will be positive not only for the entire community, but individual property owners as well. He added that otherwise, there have been no specific comments received about what needs to change in this document.

Kingshill stated the Thoroughfare Plan will be back for a recommendation at the next APC meeting.

Case No. 1305-PUD-04 (Continued)

Description: The Enclave & Springs at Viking Meadows PUD
Southeast corner of 161st Street and Oak Ridge Road; Pulte Homes of Indiana, LLC
requests a change in zoning of approximately 63 acres +/- from the Villas at Timber

Ridge PUD District and the AG-SF1 District to the Enclave and Springs at Viking Meadows PUD District.

Case No. 1308-PUD-09 (Continued)

Description: Viking Meadows PUD Amendment: Parcels E and F Southwest and Southeast corner of 161st Street and the Monon Trail; Pulte Homes of Indiana, LLC requests amendments to Section 5 and Section 16 of the Viking Meadows PUD Ordinance and exhibits referenced therein (Ordinance No. 04-22), to modify development standards applicable to Parcel E and Parcel F of the Viking Meadows PUD.

Case No. 1209-PUD-11 (Continued)

Description: Springmill Corner PUD SE corner of Springmill Road and 161st Street; Cooperstown Partners, LLC request a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Hoover reported that the siding material amendment for the Andover PUD (for Redwood at Andover) passed 5-0.

BZA LIAISON

No report.

ECD STAFF

Todd reported that the Economic and Community Development Department received two (2) development plan filings and one (1) secondary plat fling for next month.

ADJOURNMENT (8:14 p.m.)

Motion by Degnan. Seconded by Tolan. Motion passed by voice vote.

President, Ken Kingshill

Vice President, Charles Lehman

Secretary, Matthew S. Skelton